



sparks ellison

67 Ribble Close, Chandler's Ford, SO53 2NQ

£1,700 Per Calendar Month

A beautifully presented end terraced three bedroom house situated in a cul de sac close to the centre of Chandler's Ford. The property is in excellent condition having recently been refurbished throughout. On the ground floor is a cloakroom, sitting room and a super kitchen/breakfast/family room with a newly fitted kitchen, white goods, storage and a roof lantern providing lots of light. On the first floor are three bedrooms and a family bathroom. The property benefits from a low maintenance tiered garden, which is accessible to the side of the property as well as a large driveway proving a good degree of off road parking.

ACCOMMODATION:

GROUND FLOOR

Entrance Hall:

Stairs to first floor.

Cloakroom:

4'8" x 3'2" (1.42m x 0.97m) Comprising wash hand basin, wc.

Sitting Room:

13'7" x 13'5" (4.14m x 4.09m)

Kitchen/Breakfast/Family Room:

17'5" x 15'8" (5.31m x 4.78m) A wonderful space providing the hub of the home with new fitted kitchen comprising built in double oven, built in induction hob, fitted extractor hood, integrated dishwasher, washing machine, fridge freezer, 2 understairs storage cupboards, fitted breakfast bar, roof lantern.

Landing:

Built in storage cupboard housing boiler.

Bedroom 1:

13'9" x 9'10" (4.19m x 3.00m)

Bedroom 2:

9'5" x 9'1" (2.87m x 2.77m) Built in storage cupboard.

Bedroom 3:

10'7" max x 6'11" max (3.23m x 2.11m)

Bathroom:

7'5" x 5'4" (2.26m x 1.63m) Comprising bath with shower attachment, wash hand basin with cupboard under, wc, tiled floor, tiled walls.

OUTSIDE:

Front:

Large block paved driveway providing off road parking for approximately four vehicles, side pedestrian access to rear garden.

Rear Garden

Measures approximately 35' x 20'. A low maintenance tiered garden with area laid to timber deck., area laid to bark, outside power points, outside tap.

OTHER INFORMATION

Managment:

Tenant find only

Availability:

Immediatley

Deposit:

£1961

Pets:

No

Infant/Junior School:

Fryern infant/junior school

Secondary:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band C

Ground Floor = 599 sq ft / 55.6 sq m
 First Floor = 454 sq ft / 42.1 sq m
 Total = 1053 sq ft / 97.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



